

## Contacting Code Enforcement

### Web Site

<http://www.kingcounty.gov/property/permits/ce.aspx>

### On Line Complaint Form

<http://www.kingcounty.gov/property/permits/ce/complaints/ceform.aspx>

### Phone

Code Enforcement Office:  
206-296-6680

After Hours,  
Urgent Code Enforcement Complaint Line:  
1-888-437-4771

### FAX

Department of Development and Environmental  
Services:  
206-296-6604

### E-mail

[WebComplaints.CodeEnforcement@kingcounty.gov](mailto:WebComplaints.CodeEnforcement@kingcounty.gov)

### Mailing Address

Department of Development and  
Environmental Services (DDES)  
Code Enforcement Section  
900 Oakesdale Ave. S.W.  
Renton, WA 98057-5212

### To Request a Pre-Application Meeting for Already-Built-Construction (ABC Permit)

DDES Customer Service Center:  
206-296-6797

## How to Register a Complaint:

To report a complaint about a building, land use or environmental code violation in unincorporated King County:

- Complete the Code Enforcement On Line Complaint Form at : [www.kingcounty.gov/property/permits/ce/complaints/ceform.aspx](http://www.kingcounty.gov/property/permits/ce/complaints/ceform.aspx); or
- Call 206-296-6680 during regular business hours; or
- Send a letter to DDES Code Enforcement at:  
DDES Code Enforcement  
900 Oakesdale Ave. S.W.  
Renton, WA 98057-5212
- For emergencies (activities happening now that may cause irreparable environmental damage or create a safety concern) occurring on week-ends, holidays, or after hours, call 1-888-437-4771.

## How to Look Up the Status of a Complaint:

- Visit the following website and enter the case number or parcel number:  
<http://your.kingcounty.gov/ddes/permits/reports>

**Our Jurisdiction:** DDES Code Enforcement investigates zoning, building and land use complaints only in the unincorporated area of King County. If a property in question is located within a city limit (Seattle, Issaquah, Kent, etc.), that city must be contacted directly in order to file a complaint or research zoning regulations. For links to local cities and towns as well as state agencies, go to [www.kingcounty.gov/othlink.htm](http://www.kingcounty.gov/othlink.htm).

King County Department of Development  
and Environmental Services  
Code Enforcement Section  
900 Oakesdale Ave. S.W.  
Renton, WA 98055  
DDES Customer Service: 206-296-6600  
Code Enforcement Section: 206-296-6680

# Introduction to Code Enforcement in King County



**King County**

## Code Enforcement is Helping Communities

King County Code Enforcement is a function within the Department of Development and Environmental Services (DDES) that enforces building and land regulation set forth in King County Code. Code Enforcement Officers investigate complaints of unlawful and hazardous developments and uses. We respond to reported code violations associated with zoning, housing and building, shorelines, and critical areas.

The work conducted by Code Enforcement yields many positive results in our community. For example, property owners contacted by Code Enforcement with illegal construction or clearing and grading activity can retroactively engage the permit review process at DDES. The permitting process is designed to protect public health, homeowner safety and the environment by ensuring that construction and grading activity meets acceptable standards. In the past, other counties have seen deck collapses resulting in injury and even death after the original structure was built without permits. Similarly, structures built in areas susceptible to heavy snows are required to sustain specific snow loads in order to prevent collapse. A more common example of unpermitted activity is a garage illegally converted into living space. In addition to safety and structural considerations, this can create burdens for which an associated septic system was never designed, leading to septic system failure.

Properties which are used in a manner inconsistent with the applied zoning can cause visual blight in neighborhoods, disturb traffic patterns, and also damage the natural environment. Complaints about junk cars are among the most frequent calls made to Code Enforcement. These sites are visually disturbing to neighbors and can affect property sales. The oil and other fluids associated with junk cars can also leach into the ground, contaminating the soil.

Another example of a zoning infraction is unlawful home businesses. Home occupations which are inconsistent with the property's zoning can disturb traffic patterns, create excessive noise, and cause safety hazards from overflow parking.

This is an excellent example of voluntary compliance that was achieved through partnership between the property owner and code enforcement.



Above: before    Below: after



## The Code Enforcement Process

Code Enforcement complaints can be registered by filling out the on-line complaint form, calling the complaint line, faxing, mailing, or e-mailing a written complaint. Upon receipt of a complaint, the Code Enforcement Office will gather basic property information and assign a case number to the complaint. Complaints are then routed to a specific Code Enforcement Officer for investigation. Initial contact with a reported violator generally occurs within 30 days of receiving a complaint, although environmental hazards and other high priority cases are investigated as quickly as possible, usually within 48 hours.

Some violations are quick to resolve, while others take more time due to their complexity. Code Enforcement Officers work with property owners in an attempt to educate them about the specific code requirements which apply to their property. The first priority is always to achieve voluntary compliance with County codes. If the property owner is willing to work with the officer, then both parties agree to a compliance schedule. If the violator is a repeat offender or is unwilling to bring the property into compliance, the officer will issue a Notice and Order, which typically includes civil penalties and the possibility of a lien on the property. The order may be appealed to the King County Hearing Examiner and scheduled for a public hearing.

In some extreme cases, the Code Enforcement Office may abate the violation by hiring a contractor to clean up the property. At the abatement phase, the property owner is responsible for the cost of the clean-up. If this cost is not paid at the time of clean-up, a lien will be placed on the property.

## Community-Oriented Code Enforcement

Each Code Enforcement Officer is assigned to work in a specific geographic area. Officers work in partnership with local communities to establish case priorities and to communicate about local Code Enforcement efforts. If you would like an officer to speak at your community group, simply call: 206-296-6680.